Growing Transit Communities Partnership

APA Washington Conference
October 11, 2012

Implementation of central Puget Sound region’s adopted integrated regional plans

Three year effort funded by HUD’s Partnership for Sustainable Communities

Transportation 2040

Growing Transit Communities

Partnership for Sustainable Communities

Livability Principles
- Provide more transportation choices
- Promote equitable, affordable housing
- Enhance economic competitiveness
- Support existing communities
- Coordinate policies & leverage investment
- Value communities & neighborhoods

HUD Regional Planning Grant
- $5 Million to our region

Our Region is Growing

Regional Growth Estimates

Population: 5 million

Jobs: 3.1 million

36% increase in population – 1.5 million
51% increase in jobs by 2040 – 1.2 million
By 2040, 65+ population will double
More diverse

VISION 2040 – Regional Growth Strategy

- Numeric guidance for local planning targets
- Focus growth in Metropolitan Cities, Core Cities, and Larger Cities
- Permanently protect resource lands, rural areas
- Connect regional centers
- Certification of local plans

Development Patterns Goal: “The region will focus growth within already urbanized areas to create walkable, compact, transit-oriented communities that maintain unique local character.”
Transportation 2040

Aggressive Transit Program

- $100+ billion in transit investments
- Bus transit increases between 80% and 100%
- 68 new miles of light rail for 86 mile total system

Regional Consortium: A Big Tent

Cities
- City of Bellevue
- City of Everett
- City of Mountlake Terrace
- City of Redmond
- City of Seattle
- City of Tacoma

Counties
- King County
- Pierce County
- Snohomish County

Transit Agencies
- Sound Transit
- King County Metro
- Community Transit
- Tacoma Transit

Public Health & Human Services
- Public Health—Seattle & King County
- Snohomish County Human Services
- Tacoma - Pierce County Health Department

Public Housing Authorities
- King County Housing Authority
- Pierce County Housing Authority
- Snohomish County Housing Authority
- Tacoma Housing Authority

Funding Institutions
- Enterprise Community Partners
- Impact Capital (LISC)
- Affordable Housing Consortium of Pierce County
- North Seattle Community College

Non-Profit Developers
- Affordable Housing Consortium of Pierce County
- Belltown Housing
- Community Development Collaborative
- Housing Authority of the City of Tacoma

Regional Groups
- Region One
- Giving to Region
- South Puget Sound Smart Growth Initiative

Educational Institutions
- University of Washington
- UW Extension Center for Real Estate Studies

Environmental & Transportation Advocates
- Forterra (CLC)
- Futurewise
- Seattle Transit Blog

Catalyst Demonstration Projects

King County
- Northgate

Pierce County
- Tacoma

Parallel Organization

OVERSIGHT COMMITTEE

AFFORDABLE HOUSING STEERING COMMITTEE

EQUITY NETWORK STEERING COMMITTEE

NORTH CORRIDOR TASK FORCE

EAST CORRIDOR TASK FORCE

SOUTH CORRIDOR TASK FORCE

NORTHGATE CATALYST PROJECT WORKING GROUP

DECISION COMMONS WORKING GROUP

TACOMA DOWNTOWN - SOUTH CATALYST PROJECT WORKING GROUP

Partnership Components

Corridor Action Strategies
- Analyze current conditions and needs
- Develop implementation strategies

Regional Equity Network
- Create region-wide network to promote social equity
- Administer capacity building community grants

Affordable Housing Strategy
- Produce region-wide Fair Housing and Equity Assessment
- Research new tools: TIF, TOD Fund, Surplus Lands
- Provide technical assistance to local jurisdictions

Demonstration Projects in Each Corridor
- Northgate, Tacoma, Bel-Red Catalyst Projects
- Decision Commons

Catalyst Demonstration Projects

King County
- Northgate

Pierce County
- Tacoma

University of Washington
- Bel-Red, Tacoma
What are Corridor Strategies?

What is Corridor Planning?
- Different scales: parcel, station, corridor, region
- Corridor Planning examines the walk-shed around each station along a single transit line

What is on table?
- Recommendations at corridor level, station area type level, or local/regional level
- Recommendations at state level
- Recommendations for non-profit and private partners

What is NOT on table?
- Going beyond scope or resources (station area planning, alignment determination)

Corridor Action Strategies

Three major deliverables
1) Existing Conditions Report
2) Corridor Strategies: Recommended Actions
3) Corridor Strategies: Implementation Agreements

Informed by
- 18-month stakeholder task force process (underway)
- Public engagement
- Review by other partnership committees
- Consultant products
- Other key stakeholder input

TYPOLOGY framework

PEOPLE PROFILE

PLACE PROFILE

IMPLEMENTATION STRATEGIES

Market Strength

- Distinct corridor markets – both residential and commercial
- Access to job concentrations critical to market strength

Place profile: preliminary results

People + Place

- Recommendations tailored to the specific “People” + “Place” needs of station areas
Corridor Action Strategies: Final Report Structure

Final Report
• Streamlined compilation of recommended actions at regional, type, and local level
• <30 pages printed report

74 Transit Community Profiles
• Detailed description, relevant data and recommendations for each study area
• Available online

Implementation Matrices
• Detailed tables with implementation strategies, responsible party and timeline
• Available online

Bibliography of Products & Resources
• Comprehensive list of GTC Partnership products and other relevant resources
• Available online

Next Steps

October 30: Joint Committee Implementation Workshop
Integrate Actions to Promote Affordable Housing and Equity

December 2012: Task Force Recommendations
PSRC
Transit Agencies
Local Jurisdictions
Other Partners

April 2013: Final Report
Implementation Agreements by end 2013
Regional Summit in late 2013

For More Information
Michael Hubner, Senior Planner
mhubner@psrc.org, (206) 971-3289

Project Website
http://www.psrc.org/growth/growing-transit-communities
The region is growing increasingly diverse

People of Color 1990

14.9% of Regional Total

Source: 1990 Census

People of Color 2010

31.2% of Regional Total—doubling in last 20 years

Source: 2010 Census

Building a Regional Equity Network

• Ensure an equity framework is used in all aspects of GTC
  • Assessment of equitable development needs
  • Social equity outcomes
  • Low-income communities and communities of color have a real voice in decision-making
    • Small grants program
    • Capacity building, training, and peer network
  • Policies that support equitable development and meaningful community engagement.

Equitable Development and Planning

• Advance economic opportunity
• Prevent displacement
• Preserve and expand affordable housing options
• Understand and respond to local context
• Promote broader mobility and connectivity
• Practice meaningful community engagement
• Develop healthy and safe communities
• Promote environmental justice
• Achieve full accessibility

Equity Grant Program

• Small grants (up to $15,000) to nonprofits in transit corridors.
• Eligible grant activities
  • Education and Outreach
  • Research and Recommendations
  • Community Organizing and Engagement
  • Involvement in the program
• Highlighting community knowledge
• New voices to the table
• Identifying priorities and needs
Equity Grant Program 7
Rainier Beach Community Empowerment Coalition
Transit Justice Youth Project
Friends of Little Saigon/ SCIDPDA

Capacity Building
Grantee workshops (Jan, June, Dec)
- Planning 101
- Peer sharing and connections
Regional convenings (~ 3-4 months)
- Grantees, steering committee, task force reps
- Strengthen equity voice and build peer network
- Understand key issues and opportunities
Technical assistance and support

Preliminary Insights
Equity Grant Program
- Exploring creative ways to make planning relevant to communities (also a challenge).
- Community organizing and building community capacity.
- Strategies to outreach and organize small ethnic businesses.
- Resources matter!
- Value of relationships and active dialogue
- Community accountability and feedback loops

Challenges
Equity Grant Program
- Communities overwhelmed by the maze of processes and meetings
- Communicating back to communities ways this work is being heard and influencing process
- Capacity in key parts of our region
- Community engagement and GTC timelines not ideally synched
- Making transportation infrastructure investments and long-term planning relevant to communities

For More Information
Heidi Hall, Equity Network Manager
206-658-2619
heidi@impactcapital.org
Growing Transit Communities Program
http://www.psrc.org/growth/growing-transit-communities
Affordable Housing Strategy

Transit Communities for All Income Levels

Washington APA Conference
October 11, 2012

Affordable Housing Strategy

- Informed by work of Equity Network
- Establish affordable housing goals for all income groups in station areas
- Mixed-income communities that include market rate housing and housing affordable at:
  - Middle Income: 80% - 120% AMI
  - Moderate Income: 50% - 80% AMI
  - Low Income: Below 50% AMI
  - Very Low Income: Below 30% AMI
- Rental housing and homeownership

Affordable Housing Steering Committee

- Recently developed menu of Implementation Strategies for station areas

Regional incomes and market rate affordability

Household Income Distribution in Central Puget Sound, 2006-2010

Source: American Community Survey 2006-2010 Public Use Microdata Sample

Affordability of Market Rate Multifamily Housing in Central Puget Sound, 2011

Source: Dupre + Scott Spring 2011 Apartment Survey
Regional Fair Housing Strategy

- Establish Fair Housing Subcommittee
- Conduct a Regional Fair Housing & Equity Assessment
- Establish framework for ongoing Fair Housing work
- Recommend strategies to ensure plans and investments are aligned with Fair Housing goals

Index of 20 indicators measuring neighborhood access to:
- Quality Education
- Economic Health
- Housing and Neighborhood Quality
- Mobility/Transportation
- Health & Environment

How to use the map?
Invest in improvements as appropriate in low opportunity neighborhoods
Target affordable housing investments in high opportunity neighborhoods
Connect high and low opportunity neighborhoods

Opportunity Distribution and Housing Affordability
Over half of Section 8 vouchers were used in very low and low opportunity areas.

Regional TOD Affordable Housing Fund

- Regional Pool of Funds for property acquisition and pre-development financing for affordable housing projects
- $60 Million is goal

Potential Funders
- Public funders
- Puget Sound Regional Council?
- Community Development Financial Institutions
- Foundations
- Banks

Functions
- Acquire land
- Hold land
- Finance projects

Recommendation
Housing Authorities: Use the Map to Advise Voucher Holders to Move towards Opportunity

Regional TOD Affordable Housing Fund

A TOD Fund can facilitate land purchase before light rail causes prices to appreciate

Goal of GTC’s Value Capture Work

Develop TIF alternatives to provide infrastructure and affordable housing financing to create equitable transit communities.

Subcommittee Interests and Key Stakeholder Groups:
- Cities
- Developers
- Environmental Groups
- Affordable Housing - advocates, developers, and funders
- Equity Network – community organizations
- Bonding and Legal experts
- State legislators
- State Staff
- Realtors and Builders
- Organized Labor
- Economic Development
- Counties
Value Capture: Public transit improvements increase private property value and part of value can be captured to benefit community.

How will a value capture tool create equitable transit communities?
- Finance infrastructure improvements
- Set-aside revenues for affordable housing
- Replace demolished low income units
- Attract good jobs
- Incentivize growth in areas served or planning for transit

Goal of GTC's Surplus Property Work

Remove legal barriers that keep public entities from prioritizing affordable housing when disposing of property or offering discounted sales prices on or donations of surplus or underutilized public property to organizations that agree to provide long-term affordable housing.

For More Information

Tim Parham
tparham@psrc.org (206) 971-3278

Project Websites:
http://www.psrc.org/growth/growing-transit-communities
  ➔ Affordable Housing Steering Committee